

Attachment 1

Project No. _____ SDCI # 3038509 _____

City of Seattle

Response to Guidelines: MUP Application for Design Review

(Attach additional sheets as needed)

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc

The Bode Rainier Beach project proposes a re-development of the half-block bound by Rainier Avenue S, 53rd Avenue S, and 54th Avenue S. Located at 9367 Rainier Ave S, Seattle, WA, 98118, a 6-story affordable apartment building will replace three existing 1-story structures and surface parking. The project will reactivate all three of its street frontages with the residential lobby entrance on Rainier Avenue S and affordable live-work units on Rainier Avenue S. This will complement the new re-development across Rainier Ave S and help reinforce the existing urban framework and commercial street-scape. Types of uses: mixed-used size of structure: Six levels of affordable multi-family residential space with approximately 19,800 SF gross floor area per floor and 100,024 GSF total. Amount: 12 live/work and 186 residential units. No proposed parking required.

2. Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

The project proposes a development standard departure for waiving a 15-foot setback for portion of the building that exceeds 13-feet height, per SMC 23.47A.014.B.3. A 246 sf portion of the building exceeds the 13' height limit for the 15' horizontal setback at the abutting residential zone. The project proposes that the modulation of the 13' height setback aligns with the massing break of the upper level instead of stepping the length of the building down. This better meets the design guidelines of CS2-D height, bulk, and scale and CS2-C full block sites. First, it complements the massing choice that breaks up the long facade of the building by focusing the massing break at one location, thereby simplifying the urban form of the building. This alignment along with the stepping of the building enables better solar exposure for the courtyard units. existing vegetation on the adjacent sites create a natural buffer from the height of the proposed development. In addition proposals for plantings at ground level and landscape screening will aid in mitigating building height perception. Finally, this proposal respects the adjacent site by allowing the building corridor to continue through versus creating more private patios and unit windows facing into the spaces of the adjacent building residents at this critical floor level.

3. Please describe how the proposed design responds to the Early Design Guidance.

*Design response:***#1. Massing**

- Adding some units above entrance area on 4th - 6th floor
- Entry facade to be transparent, courtyard facade to be transparent. From entry or lobby will have visual connection to a green courtyard space beyond.

#2. ground level & courtyard units

- Adding some plant boxes to save rainwater

#3. Local history and & culture

- Area identified near main building entry to have local artist commissioned wall mural that speaks to the immigrant history of Rainier Beach and it's local natural features.